

**PB# 92-31**

**Coloni Funeral Home**

**31-2-21**

Approved 9/9/92

\_\_\_\_\_

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

12824

Received of

Aug 19 19 92  
Colonial Funeral Home \$ 150.00

One Hundred fifty 00 100 DOLLARS

For

P.B. #92-31 Application Fee

DISTRIBUTION:

| FUND           | CODE | AMOUNT        |
|----------------|------|---------------|
| <u>CR 5754</u> |      | <u>150.00</u> |
|                |      |               |
|                |      |               |

By

Pauline H. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

12823

Received of

Aug. 19 19 92  
Town Clerk \$ 750.00

Seven Hundred fifty 00 100 DOLLARS

For

Planning Board  
92-31 Colonial Funeral Home Escrow

DISTRIBUTION:

| FUND           | CODE | AMOUNT        |
|----------------|------|---------------|
| <u>CR 5753</u> |      | <u>750.00</u> |
|                |      |               |
|                |      |               |

By

Inspector

Control

Title

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TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

12853

| FUND    | CODE | AMOUNT |
|---------|------|--------|
| CR 5754 |      | 150.00 |
|         |      |        |
|         |      |        |

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By Pauline M. Townsend  
Town Clerk  
 Title

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, NY 12550

**GENERAL RECEIPT** 12823

Received of Town Clerk Aug. 19 1992  
Seventy Five 80 DOLLARS  
 For Planning Board  
92-31 Colon Duracao Home Escrow

DISTRIBUTION:

| FUND    | CODE | AMOUNT |
|---------|------|--------|
| CR 5753 |      | 750.00 |
|         |      |        |
|         |      |        |

By Immanuel  
Contractor  
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, NY 12550

**GENERAL RECEIPT** 12853

Received of Colon Duracao Homes, Inc. Sept 1 1992  
One Hundred Fifty 80 DOLLARS  
 For P.B. # 92-31 Approval Fee

DISTRIBUTION:

| FUND    | CODE | AMOUNT |
|---------|------|--------|
| CR 5774 |      | 150.00 |
|         |      |        |
|         |      |        |

By Pauline M. Townsend  
Town Clerk  
 Title

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**Planning Board**  
 Town Hall  
 555 Union Ave.  
 New Windsor, NY 12551

NO. 92-31  
September 14, 1993

RECEIVED FROM Dori Associates  
Five Hundred 00/100 DOLLARS  
Site Plan Bond

Account Total \$ 500.00  
 Amount Paid \$ 500.00  
 Balance Due \$ - 0 -

Ulin 9/14/93  
Mary Mason Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Eng. \$512





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
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New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

15 July 1993

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: COLONI SITE PLAN (ADD'L PARLOR)  
NEW WINDSOR PLANNING BOARD NO. 92-31  
MHE JOB NO. 87-56.2  
FIELD REVIEW 14 JULY 1993

This memorandum shall confirm that on the afternoon of 14 July 1993 we performed a field visit to the subject site to perform a field completion review for the key site improvements of the project. At the time of our visit, all key site improvements associated with the project appear to have been completed, with the exception of some additional parking space striping and establishment of the handicapped parking spaces. The Applicant indicated that he was in the process of installing two (2) handicapped parking spaces in a temporary location immediately north of the main rear entrance; this location appeared acceptable for both temporary or permanent use. It should also be noted that the overflow parking area to the north of the facility, downhill of the existing residence, has had the rough grading performed and shale spread. The Applicant was advised that this overflow parking area, if paved, must have an appropriate number of handicapped parking spaces provided (per State Code).

With regard to the issuance of a Certificate of Occupancy for the site, this appears to be possible, with a site completion guarantee posted for the following outstanding items:

1. Completion of the project striping.
2. Completion of handicapped striping and signs for the two additional (required) handicapped parking spaces.

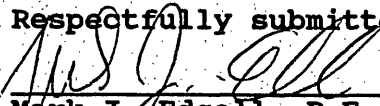
15 July 1993

MEMORANDUM

-2-

It is my opinion that a Performance Guarantee posted with the Town in an amount of \$500.00 would be satisfactory for the above items. If so posted, I would not object to the issuance of a Certificate of Occupancy, from a site plan completion standpoint.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

cc: James Petro, Planning Board Chairman

A:7-15-2E.mk

DISCUSSION - COLONI FUNERAL PARLOR

MR. EDSALL: I'll return to Myra these plans you asked me to deliver because we should deliver them after we figure out what we're going to do as per normal procedure. I visited the site to review the completion and it was a follow-up visit the April visit that Mike and I had made and as a result of what I saw, I unfortunately found it necessary to send you my memo which is addressed to the chairman and building inspector dated the fifth of November. Basically what I found is that the parking arrangement is significantly different than what's on the approved plan and what's of concern to me is that not only is it oriented differently, but the parking count does not appear to be complying and I think before we notify them of anything, I believe this is one that is far enough off from the approval that we may want to visit it or have the board members have the opportunity individually to visit it. I'm concerned that they have enough parking at all to comply with the minimum requirements under zoning. It appears from my quick count that the number of paved parking spaces is less than the minimum requirement.

MR. PETRO: How many parlors do they have? It's per parlor?

MR. EDSALL: Requirement on the plan shows 90 required parking spaces on the approved plan.

MR. PETRO: They must have three parlors?

MR. EDSALL: What I counted was a total of 84 paved spaces.

MR. LANDER: How many do they need?

MR. EDSALL: 90. They showed 129 spaces provided and it appears that they don't even have the required 90. They do have some gravel spaces which they spray painted the lines on the gravel. Additional concern is the fact that they have diagonal parking, that is not even the arrangement shown on the plan and the space in the back out between the diagonal looks as if we're

going to have the need for a body shop on the site as well so it's a shame, I'm not trying to create a problem for anyone. We never try to do that. But the board asked that Mike and I visit sites and tell you if they are reasonably complying. This looks like one that isn't.

MR. PETRO: Did you go up the hill and count all the parking where the monuments are that is part of the parking?

MR. EDSALL: When you go in, they've created back parking, they've created a row to the south, a long row on the south side to the north the additional parking lot they created is paved halfway up on the crest toward the house.

MR. PETRO: You have counted those?

MR. EDSALL: I have counted the paved and unpaved ones but even if we count the unpaved ones, I'm concerned that the backout space is not adequate so I think what my suggestion is is that we look at the site. We may need to ask them to provide us with some type of an as-built drawing or ask them if they really believe that this is what was approved.

MR. PETRO: Correct me if I am wrong, I don't think the members should have to look at it. You were there, you looked at it and it's not right. They have to come up and show you why.

MR. EDSALL: Have the zoning officer go down there and talk to them.

MR. DUBALDI: Who is the zoning officer?

MR. PETRO: Mike. You're already telling us it's not there, what are we going to say, yes, it's not there.

MR. EDSALL: Mike and I can go down and we have to talk to Rich and say look what's going on.

MR. LANDER: We have an approved plan that they--

November 10, 1993

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MR. BABCOCK: We asked them for a \$500 bond to get the C.O., we just threw a number in the air, I think for striping.

MR. EDSALL: For striping and for the signage my problem now is the striping as it's layed out doesn't come close.

MR. BABCOCK: They have the blacktop for the parking. They just striped it wrong is really what happened.

MR. EDSALL: I hope that the plan as far as its dimensions is accurate enough that they can fit what they show if the plan is inaccurate.

MR. PETRO: Who drew the plan? Whoever drew the plan should be--

MR. DUBALDI: Cuomo.

MR. PETRO: --should be held accountable.

MR. BABCOCK: We don't know, we haven't talked to them quite honestly we don't know whether Mr. Coloni told them to do it or what.

MR. EDSALL: Rich Barger.

MR. BABCOCK: We don't know whether it's the design or the--

MR. PETRO: Go down and take a look at it, discuss it with the owners.

MR. EDSALL: Are we allowed to be flexible up to at least providing at least minimum required parking spaces and as far as the backout space?

MR. PETRO: What's on the plan it says 90.

MR. DUBALDI: Why can't they put what's on the plan? What's the problem?

MR. EDSALL: Tell them that too, they've got half the upper parking lot paved, half not paved.

MR. LANDER: Otherwise when you see if they don't want to provide what the plan calls for, let them go to Zoning.

MR. EDSALL: Or come back for a different layout from this board.

MR. LANDER: Either go to Zoning or provide what's on the plan.

MR. PETRO: On the plan you said?

MR. EDSALL: They only need 90 and they have 39 extra parking places shown, they don't have them out there that is the problem.

MR. LANDER: But they still, they are still lacking how many from the minimum?

MR. PETRO: Secondly I'm concerned about the whole orientation, traffic flow is different.

MR. LANDER: I was there today at a funeral and a wake last night and I can tell you that that parking there is, it's all over the place. I mean wasn't enough parking anyway for the amount of people that were there last night but that is unusual and like Mark says if the aisle's not wide enough, well then the space is there but it's really not usable. That is what he is looking at.

MR. PETRO: Let them talk to them.

MR. LANDER: There's the plan, either do it the way the plan shows or they can go to Zoning, it's up to Richie.

MR. PETRO: They have to bring it up to the minimum required.

MR. EDSALL: If we can develop between 90 and whatever the 129 that shows someplace at least so it meets Zoning. Mark the parking spaces meaning that the backout space meets the Town standards and the architectural graphic standards for the backout, if we

November 10, 1993

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can do that the board will be happy?

MR. LANDER: I'm just if we don't need an as-built and we don't need to strictly comply with the 129, we'll work with him.

MR. LANDER: Where did they get the 129 spaces from?

MR. BABCOCK: Seems to be there on paper.

MR. EDSALL: Part of the problem I believe on the upper area near the house that they were a lot more optimistic on the area that was flat. I think they found out there's a lot less usable space than they thought. We'll take care of it.

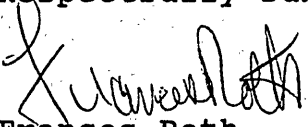
MR. DUBALDI: I move we adjourn the meeting.

MR. LANDER: Second it.

ROLL CALL

|             |     |
|-------------|-----|
| MR. DUBALDI | AYE |
| MR. LANDER  | AYE |
| MR. PETRO   | AYE |

Respectfully Submitted By:

  
Frances Roth  
Stenographer

11/30/93



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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Milford, Pennsylvania 18337  
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28 April 1993

**MEMORANDUM**

**TO:** Michael Babcock, Town Building Inspector

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** COLONI SITE PLAN AMENDMENT  
NEW WINDSOR PLANNING BOARD NO. 92-31  
MHE JOB NO. 87-56.2  
FIELD COMPLETION REVIEW - 26 APRIL 1993

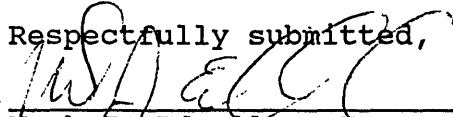
This memorandum shall confirm our field review on the afternoon of 26 April 1993 of the subject site, with respect to the status of site completion of the key site improvements for the project as depicted on the site plan stamped approved by the Planning Board on 9 September 1992.

Based on our review, it appears that all key site improvements have been completed, with the exception of the additional landscaping proposed for the project. With regard to said landscaping, it should be noted that a good portion of same cannot be installed at this time, due to the non-completed construction of the flower room, which was the subject of a subsequent application before the Planning Board (93-13), which recently received approval from the Board.

So as to simplify the processing and closeout of this application, it is my recommendation that the requirement to complete the landscaping be deferred to the closeout of Application No. 93-13, allowing the complete closeout of Application 92-31 at this time.

Please contact me if you have any concerns regarding this proposed closeout procedure for the two applications.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk

cc: James Petro, Planning Board Chairman  
A:4-28-5E.mk



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/08/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 92-31

NAME: COLONI FUNERAL HOMES - AMENDED SITE PLAN  
APPLICANT: COLONI, RICHARD

| --DATE-- | DESCRIPTION-----    | TRANS  | AMT-CHG | AMT-PAID | BAL-DUE |
|----------|---------------------|--------|---------|----------|---------|
| 08/18/92 | S.P. MINIMUM        | PAID   |         | 750.00   |         |
| 08/26/92 | P.B. ATTY. FEES     | CHG    | 35.00   |          |         |
| 08/26/92 | P.B. MINUTES        | CHG    | 18.00   |          |         |
| 10/08/92 | RETURN TO APPLICANT | CHG    | 645.50  |          |         |
| 10/08/92 | P.B. ENGINEER FEE   | CHG    | 51.50   |          |         |
|          |                     | TOTAL: | 750.00  | 750.00   | 0.00    |

*Please issue a check in  
the amount of \$645.50 to:*

*Coloni Funeral Home  
P.O. Box 4097  
New Windsor, N.Y. 12553*

*Gave to L. Reis 10/8/92 @*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/11/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 92-31

NAME: COLONI FUNERAL HOMES - AMENDED SITE PLAN  
APPLICANT: COLONI, RICHARD

| --DATE-- | MEETING-PURPOSE-----                                                             | ACTION-TAKEN----- |
|----------|----------------------------------------------------------------------------------|-------------------|
| 09/10/92 | PLANS STAMPED BY R. LANDER                                                       | APPROVED          |
| 08/26/92 | P.B. APPEARANCE<br>. WAIVED PUB. HEARING DUE TO CHANGES IN PLAN BEING VERY MINOR | LA:ND WAIVE P.H.  |
| 08/26/92 | P.B. APPEARANCE CON'T                                                            | APPROVED          |
| 08/18/92 | WORK SESSION APPEARANCE                                                          | SUBMIT            |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/11/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-31

NAME: COLONI FUNERAL HOMES - AMENDED SITE PLAN

APPLICANT: COLONI, RICHARD

|      | DATE-SENT | AGENCY-----             | DATE-RECD | RESPONSE----- |
|------|-----------|-------------------------|-----------|---------------|
| ORIG | 08/19/92  | MUNICIPAL HIGHWAY       | / /       |               |
| ORIG | 08/19/92  | MUNICIPAL WATER         | 08/20/92  | APPROVED      |
| ORIG | 08/19/92  | MUNICIPAL SEWER         | 08/24/92  | APPROVED      |
| ORIG | 08/19/92  | MUNICIPAL SANITARY      | / /       |               |
| ORIG | 08/19/92  | MUNICIPAL FIRE          | 08/20/92  | APPROVED      |
| ORIG | 08/19/92  | PLANNING BOARD ENGINEER | / /       |               |
| ORIG | 08/19/92  | O.C. PLANNING DEPT.     | 08/26/92  | LOCAL DETERM  |

August 26, 1992

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COLONI FUNERAL HOME AMENDED SITE PLAN (2-31) ROUTE 9W

Richard Coloni came before the Board representing this proposal.

MR. PETRO: Mr. Coloni, I see here you're here for an amended site plan, proceed.

MR. COLONI: All we're doing is basically amending a little more detail of the handicapped ramp as well as squaring off the north end of the building. Basically, the only two major changes.

MR. PETRO: Is part of the ramp going to be covered where it wasn't at one time? Is that one of the concerns?

MR. COLONI: It's going to be fully covered.

MR. PETRO: Most of these changes were minimum in nature but Mike felt that they should come before the Board, is that correct?

MR. EDSALL: The purpose merely is to get on record the final configuration and as I state in Comment Number 1, it really is pursuant to some final design so improvements to handicapped access and squaring off of the building so they can facilitate the maintained operations while other work is being done, it's not a big deal. We just want to have them have an approved plan on file that reflects what they care to build by the final design of the structure.

MR. LANDER: Which way did this handicapped ramp go before?

MR. COLONI: It went in the same direction. We didn't have the true dimension. Here's the back where you come up this way.

MR. PETRO: I still don't see where the roof is on top of the ramp.

MR. COLONI: Roof is not shown on the site plan but we have a porch similar to the front porch with columns going to, going directly off the back ramp will be totally covered.

August 26, 1992

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MR. PETRO: If I drew a dotted line to show the roof line --

MR. COLONI: It would be over here.

MR. VanLEEUEWEN: I make a motion to take lead agency.

MR. DUBALDI: I'll second it.

MR. VanLEEUEWEN: This is an amendment, doesn't need it.

MR. EDSALL: It's an action under SEQRA so you have to do it and we all know that.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency on the Coloni Site Plan Amendment. Any other discussion from the Board members? If not, roll call.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. VanLeeuwen | Aye |
| Mr. Dubaldi    | Aye |
| Mr. Lander     | Aye |
| Mr. Petro      | Aye |

MR. VanLEEUEWEN: I make a motion to declare a negative declaration.

MR. DUBALDI: We have to waive public hearing first, don't we?

MR. VanLEEUEWEN: You don't have public hearing.

MR. EDSALL: It would be worthwhile to have the Board acknowledge that the changes are minor and therefore you have no need for a public hearing.

MR. PETRO: That's been read into the minutes and I will echo that as Chairman, it's so minor in nature that a public hearing is not necessary. Can I have a motion to -- for negative declaration.

MR. DUBALDI: I'll second it.

MR. LANDER: We have to send this to Orange County

August 26, 1992

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Planning.

MR. PETRO: It did go to Orange County Planning and it has been returned today for local determination so this is approved.

MR. EDSALL: I got that after the comments.

MR. PETRO: It came in this afternoon. Motion has been made and seconded.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. VanLeeuwen | Aye |
| Mr. Lander     | Aye |
| Mr. Dubaldi    | Aye |
| Mr. Petro      | Aye |

MR. VanLEEUEWEN: I make a motion to approve.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion has been made and seconded to approve the Coloni Site Plan Amendment. Is there any further discussion from any Members of the Board?

MR. DUBALDI: I can't believe he had to come in for that.

MR. PETRO: Just getting it on record because it was a fairly sizable change from the original site plan.

MR. LANDER: Is there going to be a canopy over the top of that?

MR. VanLEEUEWEN: It's going to be a roof.

MR. LANDER: I mean before you came in for the change no cause it was, it was, was it going to be a canopy?

MR. COLONI: There always was.

MR. PETRO: Motion has been made and it's before the Board. Any further discussion to approve the Coloni Site Plan Amendment? If not, roll call.

August 26, 1992

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ROLL CALL:

|                |     |
|----------------|-----|
| Mr. VanLeeuwen | Aye |
| Mr. Dubaldi    | Aye |
| Mr. Lander     | Aye |
| Mr. Petro      | Aye |

Date ..... 11/1/12 ..... 19.....

## TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550TO Frances Roth 389 Morris H71 Rd DR.  
New Windsor, NY 12553

| DATE    |   |                        | CLAIMED | ALLOWED |
|---------|---|------------------------|---------|---------|
| 8/26/12 |   | Planning Board Meeting | 75 00   |         |
|         |   | Misc - 1               | 4 50    |         |
|         |   | Walter's Mobile - 1    | 4 50    |         |
| 2-18    | ✓ | Lorraine's Flowers - 4 | 18 00   |         |
| 2-5     | ✓ | Jagger - 5             | 22 50   |         |
| 2-31    | ✓ | <del>Glenn - 4</del>   | 18 00   |         |
| 2-32    | ✓ | Kelly - 9              | 40 50   |         |
|         |   | Foxwood - 14           | 63 00   |         |
|         |   | Bernhardt - 7          | 31 50   |         |
|         |   | Windsor Woods - 7      | 31 50   |         |
|         |   |                        | 1309 00 |         |



RESULTS OF P.B. MEETING

DATE: August 26, 1992

PROJECT NAME: Coloni Funeral Home

PROJECT NUMBER 92-31

LEAD AGENCY: 8/26/92

NEGATIVE DEC: 8/26/92

PUBLIC HEARING: Waived due to minor changes in plan

DISCUSSION:

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SEND TO ORANGE CO. PLANNING: 8/19/92

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVED 8/26/92 APPROVED CONDITIONALLY \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO ☒

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_

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92- 31

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_  
COLONI \_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

8-24-92

0379



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
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(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: COLONI SITE PLAN AMENDMENT  
PROJECT LOCATION: ROUTE 9W (WEST SIDE)  
PROJECT NUMBER: 92-31  
DATE: 26 AUGUST 1992  
DESCRIPTION: THE APPLICATION INVOLVES A MINOR AMENDMENT  
TO THE NORTH CHAPEL. THE PLAN WAS REVIEWED ON A  
CONCEPT BASIS.

1. It is my understanding that this amendment is proposed pursuant to the preparation of final design plans for the building modifications and as necessary to suit handicapped access in a desirable fashion. Further, this amendment facilitates maintained operation of the facility.

It is my opinion that the amendment is minor and, since parking is based on the number of chapels (not square footage), no parking revisions/increase is necessary. Based on same, I am aware of no engineering concerns regarding this proposed amendment.

2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
3. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan Amendment, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. Submittal of this plan/application to the Orange County Planning Department will be required.

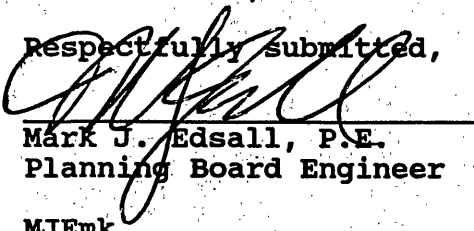
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: COLONI SITE PLAN AMENDMENT  
PROJECT LOCATION: ROUTE 9W (WEST SIDE)  
PROJECT NUMBER: 92-31  
DATE: 26 AUGUST 1992

6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:COLONI.mk



MARY MCPHILLIPS  
County Executive

Department of Planning  
& Development  
124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON Commissioner  
VINCENT HAMMOND Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 25 92 M  
County I.D. No. 31 / 2 / 21

Applicant Dori Associates, Inc.

Proposed Action: Site Plan Review - Amend S.P. for Addition

State, County, Inter-Municipal Basis for 239 Review Within 500' of US Rte. 9W

Comments: There are no significant Inter-community or Countywide concerns to bring to your attention.

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination XX Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

8/25/92

Date

*Vincent Hammond*

8-20-92

AUG 18 1992

92-31

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by  
Richard G. Berger Eng. for the building or subdivision of  
Coloni Funeral (Dvl) Assoc. has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Notify water Dept. for any info. or  
location of service.  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John J. J. J.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 20 August 1992  
SUBJECT: Coloni Funeral Home Site Plan

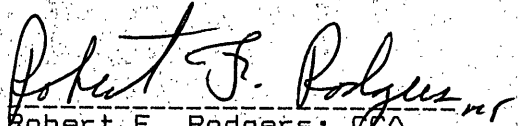
PLANNING BOARD REFERENCE NUMBER: PB-92-31  
DATED: 18 August 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-045

A review of the above referenced subject site plan was conducted on 20 August 1992.

This site plan is accepted.

PLANS DATED: 11 August 1992.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

CC: M.E.

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-31

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date \_\_\_\_\_

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Dori Associates, Inc.

Address P.O. Box 4097 - New Windsor, N.Y.

3. Applicant\*: Name \_\_\_\_\_

Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: Rte. 9W (West Side)  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 31 Block 2 Lot 21

Present Zoning District NC Size of Parcel 5.10

5. Type of Review:

Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_

Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units \_\_\_\_\_

Site Plan: Use Amended S.P. for Addition

8-19-92

Date

Maryl Mason, Secy for the P.B.  
Signature and Title





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 92-31  
WORK SESSION DATE: 18 Aug 1992 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: App  
PROJECT NAME: Coloni  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Rich Coloni  
MUNIC REPS PRESENT: BLDG INSP. SK  
FIRE INSP. Rob  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

— expand north chapel — no change in pbs.  
Myra — send to OCDP ASAP  
Put on 8/26 agenda

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Proposed Addition Third Chapel For Coloni Funeral Homes Inc.
2. Name of Applicant Richard Coloni Phone 561-0238  
Address Rte 9w P.O. Box 4097 New Windsor N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Dori Associates Inc Phone 561-0238  
c/o Richard Coloni  
Address Rte 9w P.O. Box 4097 NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan RICHARD G. BARGER Phone 838-2020  
Address 894 J. Route 52 BEACON N.Y. 12509  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone N/A  
Address N/A  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting RICHARD G. BARGER Phone 838-2020  
(Name) RICHARD COLONI \* 561-0238
7. Location: On the WEST side of Rte 9w  
300' feet SOUTH  
(Street)  
of Rte 94  
(Street)
8. Acreage of Parcel 5.10 9. Zoning District NC
10. Tax Map Designation: Section 31 Block 2 Lot 21
11. This application is for Proposed Addition

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section 37 Block 2 Lot(s) 3.1 + 3.2

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Richard V. Coloni being duly sworn, deposes and says that he resides at 2129 W. NEW WINDSOR N.Y. in the County of ORANGE and State of N.Y. and that he is (the owner in fee) of President  
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

18<sup>th</sup> day of August 1992

[Signature]  
Notary Public

EDWARD S. COLONE  
Notary Public, State of New York  
Residing in Orange County  
Reg. No. 4081004  
Commission Expires May 31, 93

Richard V. Coloni  
(Owner's Signature)  
Richard V. Coloni  
(Applicant's Signature)  
President  
(Title)

AUG 18 1992

92-31

SEQR

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

|                                                                                                                                                                                                                                                                                                                                             |                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 1. APPLICANT /SPONSOR<br><i>DORI ASSOCIATES Inc. COLONI FUNERAL HOME INC.</i>                                                                                                                                                                                                                                                               | 2. PROJECT NAME<br><i>PROPOSED THIRD CHAPEL FOR COLONI FUNERAL HOME</i> |
| 3. PROJECT LOCATION:<br>Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>                                                                                                                                                                                                                                                        |                                                                         |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)<br><i>WEST SIDE OF RTE 9W. 300' FT SOUTH OF RTE 94 INTERSECTION</i>                                                                                                                                                                  |                                                                         |
| 5. IS PROPOSED ACTION:<br><input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration                                                                                                                                                                                       |                                                                         |
| 6. DESCRIBE PROJECT BRIEFLY:<br><i>SEE ATTACHED (PROPOSED ADDITION)</i>                                                                                                                                                                                                                                                                     |                                                                         |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially <i>5.10</i> acres Ultimately <i>5.10</i> acres                                                                                                                                                                                                                                                     |                                                                         |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly                                                                                                                                                 |                                                                         |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other<br>Describe: <i>N.C. ZONE</i> |                                                                         |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals                                                                                   |                                                                         |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval<br><i>EXISTING FUNERAL HOME</i>                                                                                                            |                                                                         |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                               |                                                                         |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE                                                                                                                                                                                                                                                           |                                                                         |
| Applicant/sponsor name: <i>RICHARD V. COLONI</i>                                                                                                                                                                                                                                                                                            | Date: <i>8-18-92</i>                                                    |
| Signature: <i>Richard V. Coloni</i>                                                                                                                                                                                                                                                                                                         |                                                                         |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

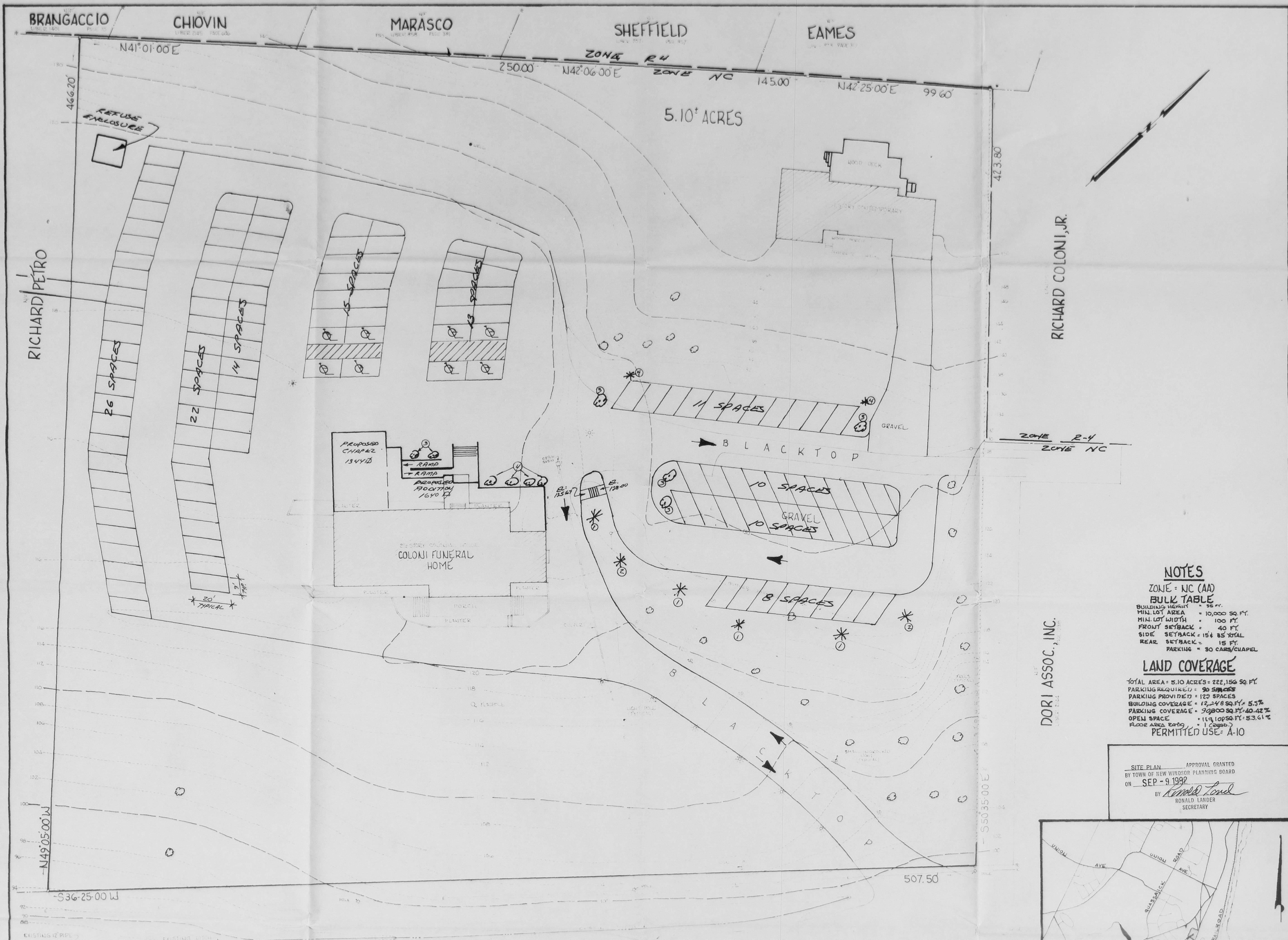
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.127</b>    If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p><b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8?</b>    If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p><b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b></p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NONE</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NONE</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NONE</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NONE</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NONE</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NONE</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NONE</p> |  |
| <p><b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b></p> <p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If Yes, explain briefly</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:</p> |                                                                                |
| <p>_____<br/>Name of Lead Agency</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                |
| <p>_____<br/>Print or Type Name of Responsible Officer in Lead Agency</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>_____<br/>Title of Responsible Officer</p>                                  |
| <p>_____<br/>Signature of Responsible Officer in Lead Agency</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>_____<br/>Signature of Preparer (if different from responsible officer)</p> |
| <p>_____<br/>Date</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                |





# NOTES

ZONE = NC (AA)  
 BULK TABLE  
 BUILDING HEIGHT = 35 FT.  
 MIN. LOT AREA = 10,000 SQ. FT.  
 MIN. LOT WIDTH = 100 FT.  
 FRONT SETBACK = 40 FT.  
 SIDE SETBACK = 15 FT. TOTAL  
 REAR SETBACK = 15 FT.  
 PARKING = 30 CARS/CHAPEL

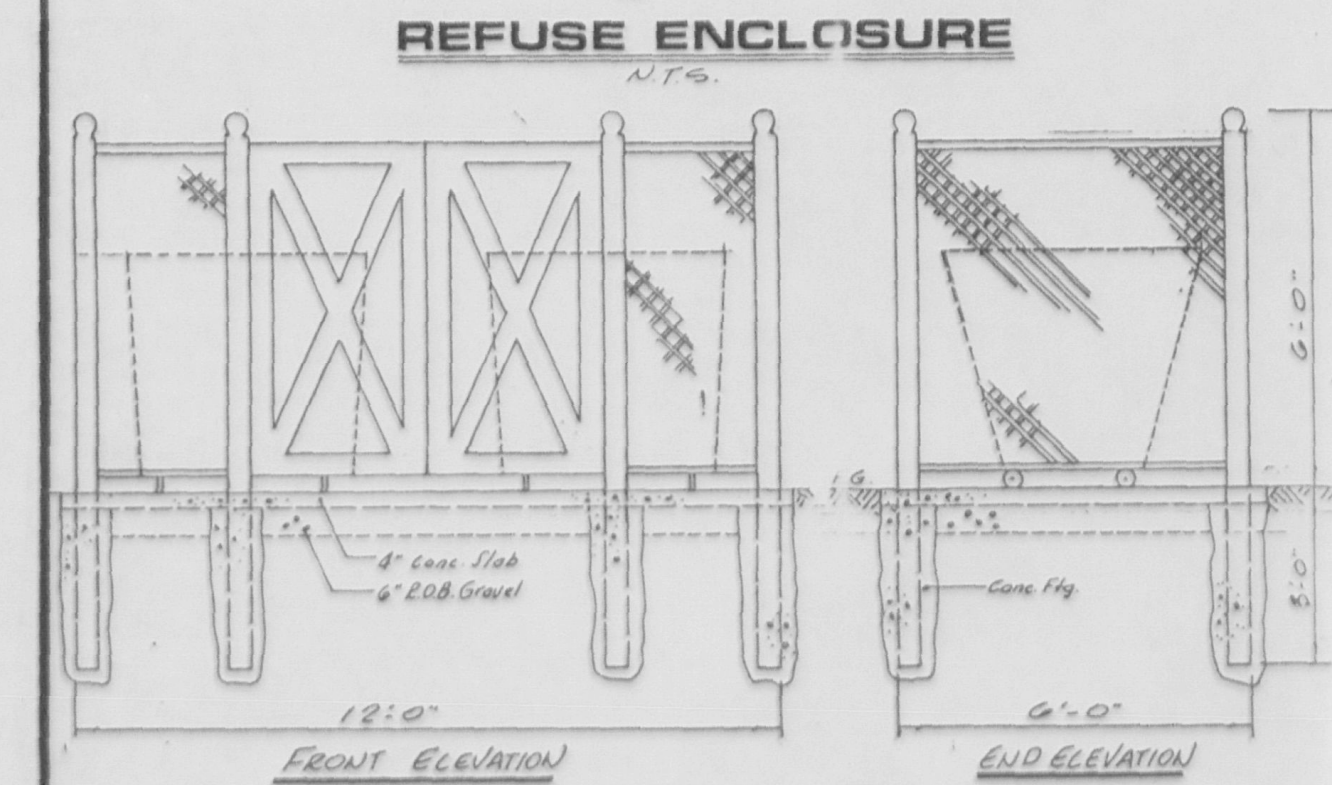
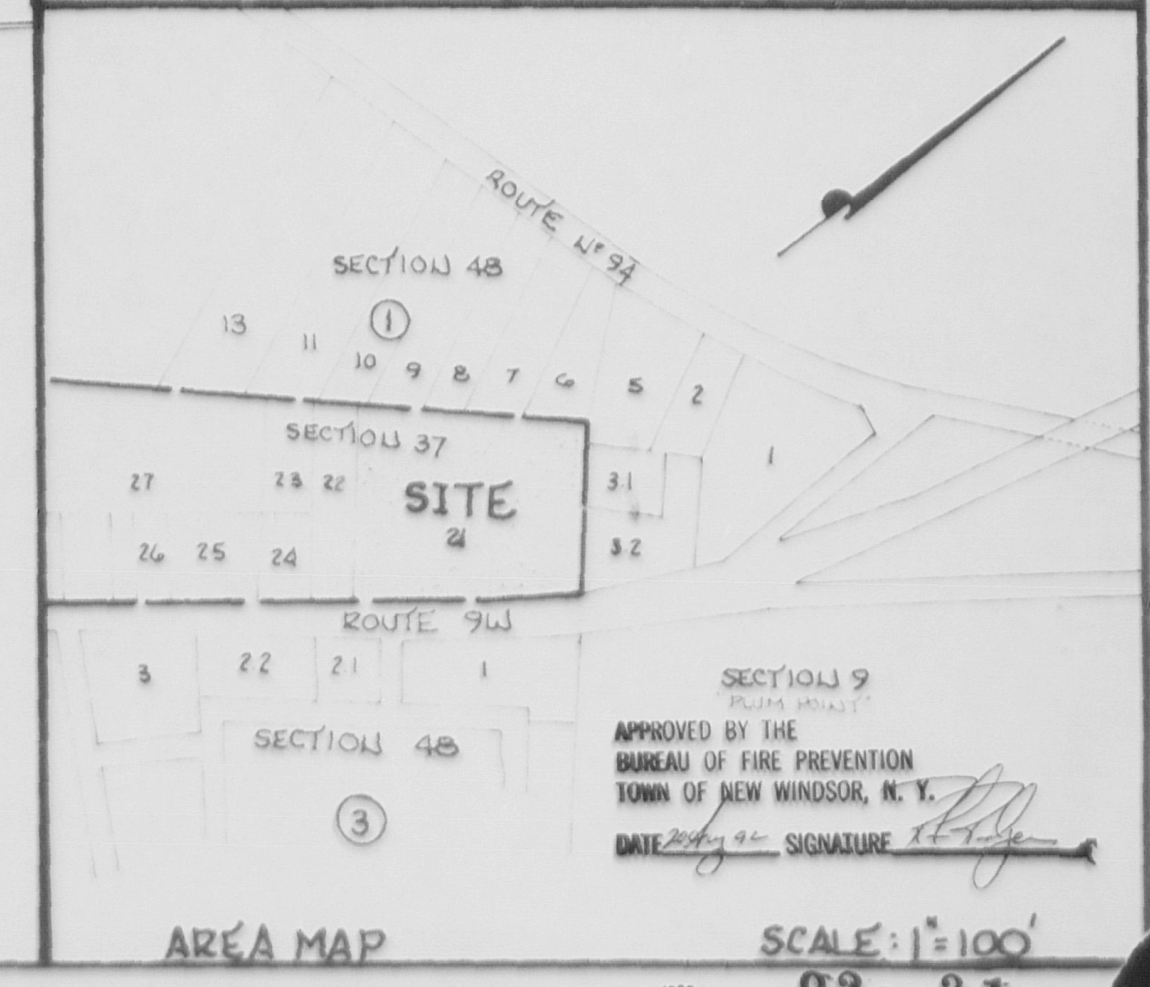
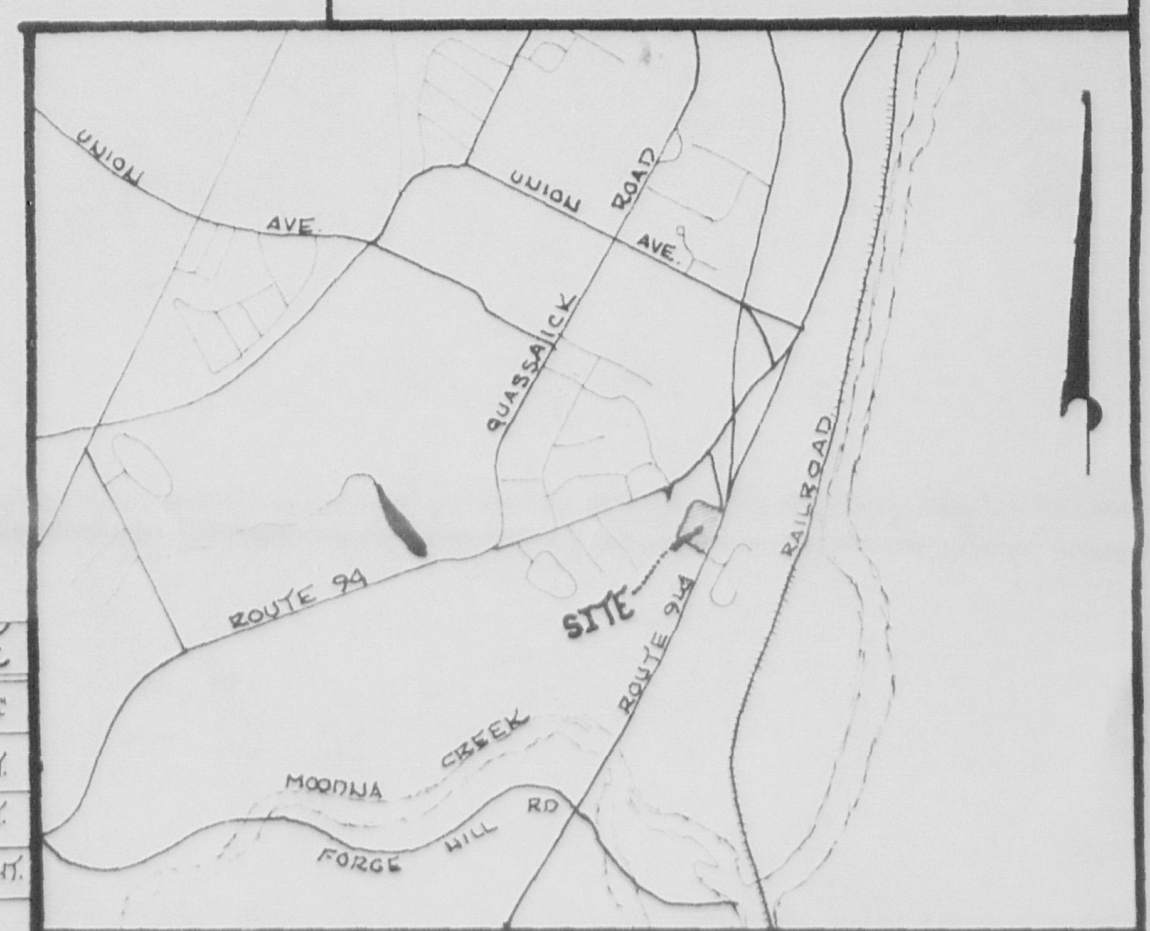
# LAND COVERAGE

TOTAL AREA = 5.10 ACRES = 222,156 SQ. FT.  
 PARKING REQUIRED = 30 SPACES  
 PARKING PROVIDED = 123 SPACES  
 BUILDING COVERAGE = 12,248 SQ. FT. 5.5%  
 PARKING COVERAGE = 3,980 SQ. FT. 1.8%  
 OPEN SPACE = 113,108 SQ. FT. 53.6%  
 ROAD AREA = 11,300 SQ. FT. 5.1%  
 PERMITTED USE = A-10

SITE PLAN APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON SEP-9-1992  
 BY *Ronald Lander*  
 RONALD LANDER  
 SECRETARY

DORI ASSOC., INC.

| SYM | BOTANICAL NAME                      | COMMON NAME                | SIZE            |
|-----|-------------------------------------|----------------------------|-----------------|
| 1   | ACER PLATANOIDES SCHIEDLERI         | SCHIEDLER MAPLE            | 1 1/2" - 1 3/4" |
| 2   | BETULA ALBA (3 STEM)                | EUROPEAN WHITE BIRCH       | 8" - 10" HT.    |
| 3   | TAXUS MEDIA HICKSI                  | HICKS YEW                  | 2 1/2" - 3" HT. |
| 4   | RHODODENDRON CATALPAEENSE BOURSAULT | COBALT VIOLET RHODODENDRON | 3' - 3 1/2" HT. |



# PROPOSED ADDITION THIRD CHAPEL FOR COLONI FUNERAL HOME

TOWN OF NEW WINDSOR  
 SCALE: 1" = 20'  
 ORANGE COUNTY, NEW YORK  
 AUG 11, 1992  
 SHEET 1 OF 2

OWNER & APPLICANT  
 DORI ASSOC., INC.  
 COLONI FUNERAL HOME  
 600 RICHARD COLONI  
 ROUTE 9W  
 NEW WINDSOR, NY 12550

PREPARED BY  
 RICHARD G. BARGER  
 LICENSED  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 894J, ROUTE 52  
 BEACON, NEW YORK



BRANGACCIO  
LIBER 121 PAGE 70

CHIOVIN  
LIBER 2145 PAGE 606

MARASCO  
LIBER 2145 PAGE 381

SHEFFIELD  
LIBER 2071 PAGE 857

EAMES  
LIBER 373 PAGE 319

RICHARD PÉTRO

RICHARD COLONI, JR.

DORI ASSOC., INC.  
LIBER 2144 PAGE 1076

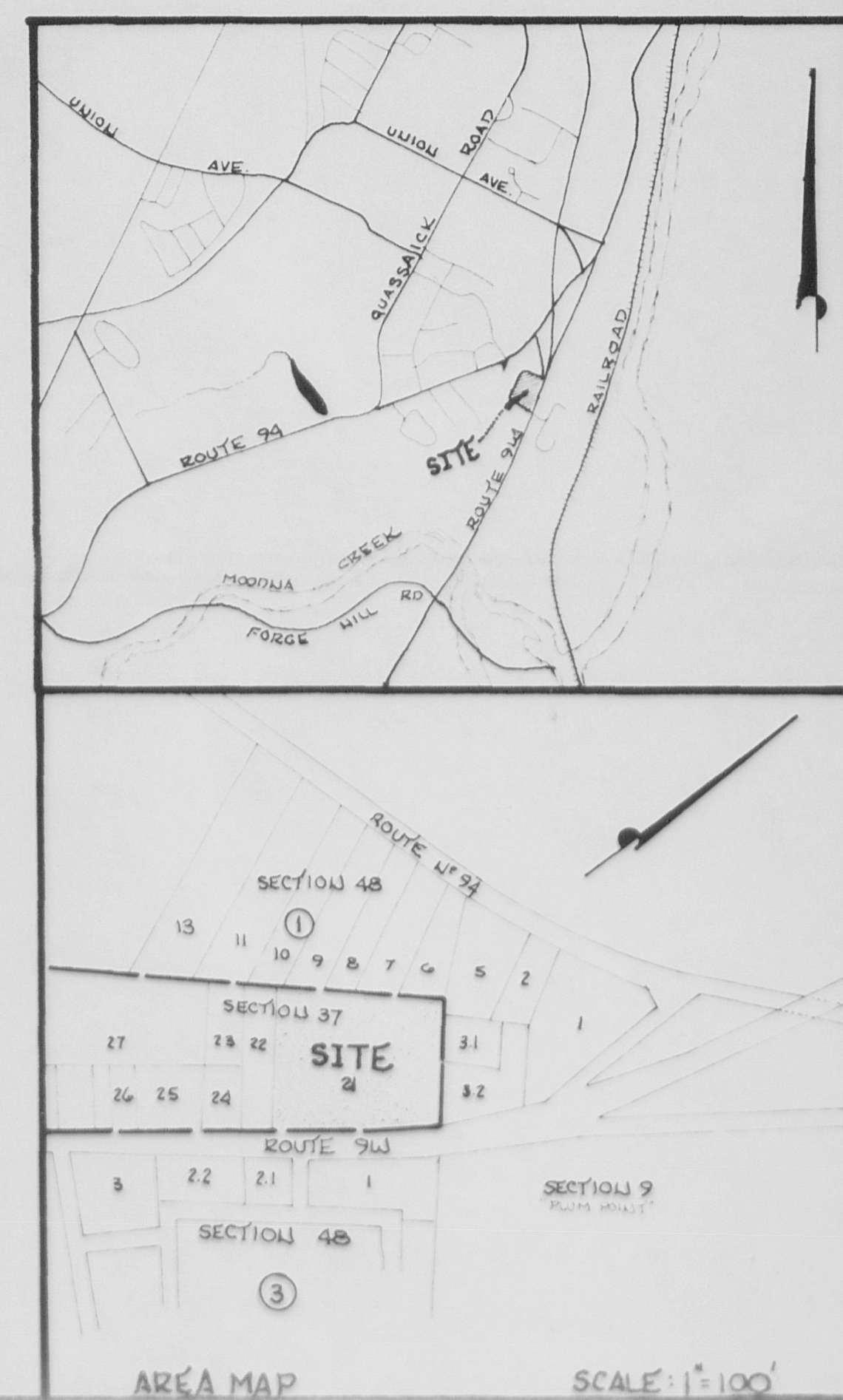
EXISTING BOUNDARY & TOPOGRAPHIC SURVEY FOR  
**COLONI FUNERAL HOME**

TOWN OF NEW WINDSOR  
SCALE: 1" = 20'

ORANGE COUNTY, NEW YORK  
AUG. 24, 1991

OWNER & APPLICANT  
**DORI ASSOC., INC.**  
COLONI FUNERAL HOME  
C/O RICHARD COLONI  
ROUTE 9W  
NEW WINDSOR, NY 12550

SHEET 2 OF 2



PREPARED BY:  
**RICHARD G. BARGER**  
LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR  
894J, ROUTE 52  
BEACON, NEW YORK

*Richard G. Barger*

ROUTE 9W

5.10<sup>±</sup> ACRES

2 1/2 STORY COLONIAL HOUSE  
COLONI FUNERAL HOME

WOOD DECK

1 STORY CONTEMPORARY

WOOD PORCH

CONCRETE WALK

GRAVEL

BLACKTOP

GRAVEL

POUCH

PLANTER

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